

## *Study Session Minutes*

Held in the City of Mesa Fire Station 201, 360 East 1<sup>st</sup> Street  
Date: May 20, 2014 Time: 7:30 a.m.

**MEMBERS PRESENT:**

Randy Carter, Chair  
Beth Coons, Vice-Chair  
Suzanne Johnson  
Michael Clement  
Vince DiBella  
Lisa Hudson

**MEMBERS ABSENT:**

Brad Arnett

**STAFF PRESENT:**

John Wesley  
Lesley Davis  
Angelica Guevara  
Wahid Alam  
Kim Steadman  
Lisa Davis  
Tom Ellsworth  
Gordon Sheffield  
Kaelee Wilson  
Julia Kerran

**OTHERS PRESENT:**

Ryan Winkle  
Caroline Lobo  
Sally Harrison  
Baird Fullerton  
Shannon Frankoeur  
Jill Hegardt  
Trevor Barger  
Bob McNichols

Chair Carter declared a quorum present and the meeting was called to order at 7:32 a.m.

1. Review items on the agenda for the May 21, 2014 Planning & Zoning hearing:

Planning Director, John Wesley, gave a brief presentation of case Z14-025. Mr. Wesley stated that the Planning Staff was recommending continuance until the June 18, 2014 due to the fact that the Citizen Participation Plan (CPP) was not completed by the applicant. Vice Chair Beth Coons verified that the applicant was provided with a clear understanding of the CPP at the Pre-Submittal Conference and at the time of submittal. Chair Randy Carter and Boardmember Michael Clement verified that the applicant did not fulfill the legal obligation of the CPP. Boardmember Suzanne Johnson verified that only thirteen people, who are opposed to the proposed fuel center, attended the applicant's neighborhood meeting. Zoning Administrator, Gordon Sheffield, stated that in order for a Special Use Permit (SUP) request to be approved by the Planning & Zoning Board, a minimum of 4 votes must be made in favor of the SUP.

Staff member Lisa Davis gave a short presentation on case Z14-029. Ms. Davis stated that Staff was still working with the Applicant on three out of the eighteen Conditions for Approval. Ms. Davis stated that the majority of continuing discussions concerned the rear and side yard setbacks. She stated that some parcels met the setback requirements and some did not. Boardmember Vince DiBella stated that with some rear yards meeting

Minutes of the Planning and Zoning Board Study Session  
May 20, 2014

requirements and some not, a benefit is provided to both the developer and potential buyers. Chair Randy Carter verified that the subdivision to the east is fifty years old.

2. Special Public Hearing on the Mesa 2040 General Plan:

Staff member Tom Ellsworth gave a short presentation on the Mesa 2040 General Plan. Ryan Winkle, of 911 West Jacinto Circle, represented the Retail, Arts, Innovation and Livability (RAIL) organization. Mr. Winkle stated that John Wesley and Planning Staff acknowledge contributions from citizens and organizations of Mesa in an expedited fashion. Mr. Winkle thanked Planning Director John Wesley, and Staff, on their continuing efforts and a well written document.

3. Planning Director's Updates:

Zoning Administrator, Gordon Sheffield, stated that the Planning and Zoning Board may no longer advise the City Council on Council Use Permits (CUP) in regards to Tattoo Parlors. Mr. Sheffield stated that the Amendment to the Zoning Code on Tattoo Parlors will be heard by the Mesa City Council on June 2, 2014.

4. Minutes – submit any corrections, additions, deletions

Vince DiBella was absent for the April 19, 2014 Study Session.

The meeting adjourned at 8:15 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

***NOTE: Audio recordings of the Planning & Zoning Study Sessions are available in the Planning Division Office for review.***